



## **Staff Report**

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APPEAL OF THE PLANNING COMMISSION DECISION TO DENY A FLOOR AREA EXCEPTION, VARIANCE, CONDITIONAL USE PERMIT, AND SINGLE FAMILY DESIGN REVIEW PERMIT AT 2700 MONSERAT AVENUE

Honorable Mayor and Council Members:

### **Summary**

Attached please find the Verbatim Transcript from the 8/16/05 Planning Commission Hearing for the item at 2700 Monserat Avenue. At that meeting, the Planning Commission (by a 7-0 vote) adopted Resolution 2005-31 denying a Floor Area Exception (FAE), Variance, Conditional Use Permit, and Single Family Design Review permit for the property. Craig Howard, property owner, submitted an appeal of the Planning Commission decision on August 25, 2005.

If the Council will recall, this matter was continued from the 1/10/06 meeting to allow for preparation of this transcript. Please refer to the 1/10/06 City Council Staff Report for the staff analysis on the appeal, and other report attachments.

### **Attachments**

A. August 16, 2005 Planning Commission Verbatim Transcript – 2700 Monserat Avenue

Respectfully submitted,

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Carlos de Melo  
Community Development Director

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Jack Crist  
Interim City Manager

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### ***PLEASE NOTE:***

***Attachment A is not included as part of this document - please contact the City Clerk's Office at (650) 595-7413 for further information on this attachment.***